

## \$469,900 - 6328 160 Avenue, Edmonton

MLS® #E4447784

**\$469,900**

4 Bedroom, 2.50 Bathroom, 2,035 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Discover this solid family home in the highly sought-after Matt Berry community of North Edmonton, offering immense potential for both growing families and investors. The main floor welcomes you with a spacious living room and dining area, bathed in natural light from large windows. Beyond the kitchen and breakfast nook, a large family room awaits, featuring a cozy gas fireplace and extra-large windows that provide serene views of the fully landscaped backyard. A convenient main-floor bedroom, laundry room, and a two-piece powder room complete this level. Upstairs, you'll find three generous bedrooms, including a large primary bedroom with an ensuite bathroom, and an additional four-piece bathroom. The unspoiled basement offers a blank canvas for your personal touches. Families will appreciate the unbeatable location, just moments away from Matt Berry Park, bus stops, playgrounds, schools, and a variety of shopping amenities.

Built in 1992

### Essential Information

MLS® #	E4447784
Price	\$469,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,035
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6328 160 Avenue
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2P9

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Dr. Donald Massey School
Middle	Dr. Donald Massey School
High	M.E. LaZerte School

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	4
Zoning	Zone 03

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